019.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,600 / 847,600
					USE VALUE:	847,600 / 847,600
					ASSESSED:	847,600 / 847,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANNON MARY E & MARK/TRUSTEES
Owner 2:	MARY E HANNON REVOCABLE TRUST
Owner 3:	
Street 1:	72 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HANNON MARY E -
Owner 2:	-
Street 1:	72 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Aluminum Exterior and 1602 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	333,100		514,500	847,600
Total Card	0.142	333,100		514,500	847,600
Total Parcel	0.142	333,100		514,500	847,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.96 | /Parcel: 528.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13826

GIS Ref

GIS Ref

Insp Date 11/15/17

!1630!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,100	0	6,175.	514,500	847,600		Year end	12/23/2021
2021	101	FV	323,800	0	6,175.	514,500	838,300		Year End Roll	12/10/2020
2020	101	FV	323,900	0	6,175.	514,500	838,400	838,400	Year End Roll	12/18/2019
2019	101	FV	238,100	0	6,175.	665,800	903,900	903,900	Year End Roll	1/3/2019
2018	101	FV	238,100	0	6,175.	423,700	661,800	661,800	Year End Roll	12/20/2017
2017	101	FV	238,100	0	6,175.	387,400	625,500	625,500	Year End Roll	1/3/2017
2016	101	FV	238,100	0	6,175.	314,700	552,800	552,800	Year End	1/4/2016
2015	101	FV	228,700	0	6,175.	314,700	543,400	543,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:18:34

LAST REV

Date	Time
12/04/17	12:19:12
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANNON MARY E,	1444-132		11/5/2013	Convenience	1	No	No		
	907-59		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2009	488	Alterati	34,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2017	TTL REFUSAL	BS	Barbara S
1/28/2009	Meas/Inspect	372	PATRIOT
10/21/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	514,461	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	188.513
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409262
Depreciation:	76123
Depreciated Total:	333140

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

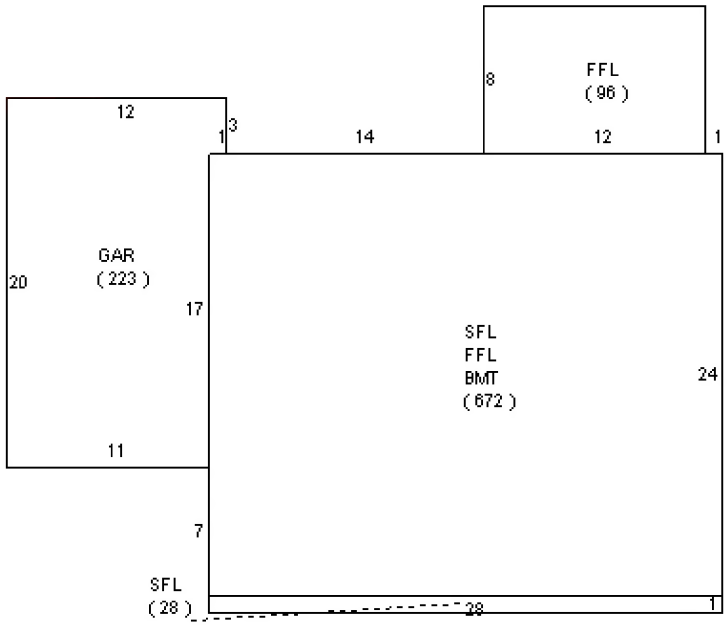
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.51
Special Features:	0	Val/Su Net:	140.96
Final Total:	333100	Val/Su SzAd	226.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	188.510	144,778
SFL	Second Floor	700	188.510	131,959
BMT	Basement	672	63.910	42,945
GAR	Garage	223	26.140	5,830

Net Sketched Area:	2,363	Total:	325,512
Size Ad	1468	Gross Area	2363	FinArea	1602
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	